



Land Development News

County of San Diego
Department of Public Works
September 2010

Rick Lantis, DPW Team Leader, Project Manager **Major Pre-Application (MPA) for Discretionary Projects**

Many discretionary projects require a pre-application form to be filed and a meeting be held in advance of formal project submittals for projects which will be approved by the Planning Commission or the Board of Supervisors. Types of discretionary projects that are subject to this requirement are Tentative Maps, Major Use Permits, Rezones, Specific Plans & Amendments, General Plan & Amendments, Open Space Vacations, and Reclamation Plans. This process is optional for other types of projects; however, applicants are encouraged to apply for and participate in the MPA process. The applicant is required to fill out an application form with a detailed project description, supply copies of any plot plans, maps or exhibits and list any specific concerns or inquiries they have relating to project conditions. This process enables County staff to perform initial project research and review and is intended to identify potential major project issues. Early identification of project issues enables County staff to inform the applicant of such issues and initiates cooperative dialogue between the applicant, their consultants, and County staff. Frequently, due to the complexity of land development processes, issues identified for early resolution may range from planning and land use concerns to roadway design standards, grading requirements, drainage design and stormwater/hydromodification requirements. Early identification and agreement on resolution methods of the above issues decreases project review iterations, expedites the process, and minimizes costs for applicants.

Derek Gade, PDCI DPW LUEG Program Manager **County's Official Rainy Season Starts on October 1st**

It is that time of year again where all developers with permitted projects are required to prepare their sites for the season's rainfall. DPW's Private Development Construction Inspection (PDCI) Section continues to work with permittees to ensure Best Management Practices (BMPs) on construction sites are implemented and maintained year round. As of September 1, 2010, PDCI staff began pre-season inspections on all permitted grading and road improvement sites. As part of the inspections, PDCI discussed with developers and representatives about their planned preparation for full deployment of BMPs by the October 1st deadline. By October 1, all sites are required to have fully-deployed BMPs with active areas being an exception. All active areas shall have full deployed BMPs within 10 days of cessation of soil disturbing activities or 48 hours prior to onset of precipitation, whichever comes sooner.

The following are some suggestions for developers to consider in preparation for the rainy season:

- 1) Is your Stormwater Pollution Prevention Plan (SWPPP) onsite and updated to the new Statewide General Construction Permit requirements?
- 2) Are all of your permits current including the State's Notice of Intent (NOI)?
- 3) Do you have a project map onsite that shows your active and non active areas with properly implemented BMPs?



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- 4) Are you monitoring the weather forecast daily?
- 5) Per the erosion control plans, do you have 125% of BMPs needed to implement and protect the site 48 hours prior to onset of rain?
- 6) Do you have adequate manpower available at short notice to implement and maintain BMPs for rain events?
- 7) Do you have someone designated as being "on call" during rain events to handle potential problems and potential State required sampling?
- 8) Are you prepared to handle site cleanups after rain events?
- 9) Does the project have an assigned Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD) and Qualified SWPPP Practitioner (QSP)?

PDCI has a number of resources we use with regards to BMPs, and these resources are geared to help you understand County requirements and provide options on how to protect permitted sites. For links to the sites noted below, please visit the website of DPW's PDCI Section at www.sdcountry.ca.gov/dpw/land/pdci:

- County's Stormwater DLI-LD-I for Land Development Projects
- County's Grading Ordinance
- County's Watershed Protection Ordinance
- California Stormwater Quality Association (CASQA)

Please remember the goal is to minimize erosion and avoid any discharges from your project by using a combination of erosion and sediment control. Please don't overlook the need to properly address BMPs for non-stormwater discharges like trash, oils and fuels, concrete wastes and port-a-potties. PDCI looks forward to another cooperative year with minimal violations. If you have additional questions on how to prepare for the season's rainfall or if you would like to request a field inspection to review BMP issues, please contact PDCI at (858) 694-3165, or email at grading@sdcounty.ca.gov.

Adjusting DPW Process to Allow the Waste Discharge Identification Number (WDID) to be Provided Prior to Permit Issuance:

During the last Professional Societies meeting on August 5, 2010, Industry noted there was a need to change the timing on when the WDID number is required by DPW staff during the plan check process. Industry noted the change was necessary to avoid earlier exposure to the new more onerous requirements of the Statewide General Construction Permit. DPW staff is working on a solution and intends to finalize the solution in the next newsletter. We plan to discuss this further at the North County Engineer's meeting scheduled for October 28, 2010.

Cid Tesoro, DPW Watershed Protection Program

BMP Sizing Calculator/HMP Criteria go into Effect January 2011

APWA will be holding a workshop called "BMP Sizing Calculator to Comply with Hydromodification Management Requirements" that will cover criteria that will go into effect in January 2011. There will be two workshops on Wednesday, November 10, 2010: the morning session (7am – 11:30am) will be tailored to municipal staff, and the afternoon session (12:30pm - 5pm) will be tailored to the development community. Both workshops will be held at the City of San Diego Metropolitan Operations Center II located at 9192 Topaz Way, San Diego, 92123.

The BMP Sizing Calculator is intended to provide solutions to fulfill hydromodification requirements for most projects. For a workshop reservation, please contact Veronica Sandoval at (619) 291-0707.



Terry Connors, DPW County Surveyor

Ordinance Changes to the Way You Map Your Subdivision

At the beginning of 2010, County Board of Supervisors adopted revised Ordinances that affect the way you map your subdivisions. At the IDPW Professional Societies Meeting on August 5, 2010, County staff presented those changes to the group. The more important changes are provided below for those who were not in attendance:

SEC. 81.406. MONUMENTS.

(a)(1) Permanent monuments at the exterior boundary of the subdivision using iron pipes at least two inches in diameter and twenty-four inches long set at each corner, at intermediate points along the boundary not more than 1,000 feet apart and at the beginning and end points of all curves. ***If an existing record and identified monument already exists at any corner or point where a monument is required the Director DPW may allow the existing monument to be used in lieu of a new monument.***

(a)(2) Permanent monuments at all corners for each lot, except where an exterior boundary corner has already been set, pursuant to subsection (a)(1), that meet one of the following minimum requirements: (A) Three-fourth inch diameter iron pipe at least eighteen inches long, (B) One-half inch diameter steel rod at least eighteen inches long, (C) Lead plug and brass identification disks set in concrete structures, curbs, ***on fences, block walls or in boulders or*** (D) ***When the location where the monument should be set is inaccessible, on an appropriate offset determined by a licensed surveyor or registered civil engineer and approved by the Director DPW.***

(a)(3) Additional monuments the Director DPW requires that the subdivider set to mark the limiting lines of streets, easements ***or section lines.***

(a)(4) ***All other monuments the subdivider is required to set as a condition of the tentative map.*** (The thought here is that as the DPW gets more involved in the tentative map process, we may have alternatives to the standard way we monument subdivisions, i.e. move monuments out of the street r/w, etc.)

(c) Interior permanent lot or parcel monuments may be deferred in accordance with Government Code section 66496 if the subdivider provides adequate security that satisfies the Director DPW. If the subdivider defers setting these interior monuments the engineer or surveyor shall certify on the map that the monuments will be set ***on or before a specified date,*** however, the monuments shall be set no later than 30 days after completion of required improvements. (The County has a serious problem with delayed monumentation on recorded maps. Sometimes this goes on for 10 to 20 years after the fact. The lots can be sold even though the improvements are not installed. The bonds may not have been kept up or the company has gone out of business, as in the more recent economy. In an effort to better tie the monumentation to the improvements, the monumentation delay timing shall coincide with the improvement agreement, 2 years, with an extension for cause allowed through the certificate of correction process.)

SEC. 81.505. ADDITIONAL SURVEY AND MAP INFORMATION.

A subdivider shall place on one or more additional map sheets all additional survey and map information including building setback lines, flood hazard zone lines, seismic lines and setbacks,



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limits of proposed street widening, approximate slope and drainage facility lines, geologic mapping, archaeological sites, solar notes, percolation certificate, soil notes, inundation lines, drainage swale lines or other information which may be required as a condition of a tentative map. The additional sheets shall indicate their relationship to the final map and shall contain a statement that the additional information is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest. The additional map sheets may also contain a notification that the information is derived from public records or reports and its inclusion in the map does not imply the correctness or sufficiency of these records or reports by the preparer of the map.

SEC. 81.507 DATA REQUIRED ON FINAL MAPS.

(b) Use the California Coordinate System for its "basis of bearings" and express all measured and calculated bearing values in terms of that system. The angle of grid divergence from a true meridian (mapping angle) and the north point of the map shall appear on each map sheet. The basis of bearings may be established by using existing horizontal control stations meeting the standards of the California Public Resources Code. ***If the County Surveyor determines that global positioning satellite readings and first order control monuments are not available, the County Surveyor may waive the requirements of subsection (i) below and the use of the California Coordinate System as the basis of bearings. If these requirements are waived, two record monuments shown on a recorded map or an astronomic observation shall be required instead, subject to the County Surveyor's approval.***

(g) Show by a ***dotted line*** separating from public streets, all private ways, easements and other rights of way shown on the map that are not to be accepted as public streets. ***The map shall also clearly designate the nature and manner in which each private way, private easement and other private right of way is reserved or granted.*** (Problems have arisen on maps wherein the only statement on the map is "20 Foot Private Road Easement". It is not clear who the easement is intended; i.e. the home owners on the map or adjoining property owners. At times when the easement is considered for vacation, a Quiet Title action is required because all the recipients cannot clearly be identified. To solve this problem, the owners statement should clearly indicate who the benefited parties are; i.e. "For the use of parcels 1, 2 & 3 hereon", "For the use of adjoining Assessor's Parcel Numbers 387-090-10 & 11" or "The 10 foot access easements shown over lots 1 & 2 are burdened on each individual lot with the reciprocal benefit by the other".

(i)(2) When a survey for a final map was completed after December 31, 1999 and the survey is based on State plane coordinates, the survey shall show two measured ties from the boundary of the subject property to existing horizontal control stations having California Coordinate values of first order accuracy or better, as provided in the County of San Diego's Horizontal Control book ***or directly to the County's real time GPS network.*** These tie lines to the existing control shall be shown in relation to the California Coordinate System using grid bearings and grid distances. All other distances shown on the map shall be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEC. 81.511. DRAFTING STANDARDS.

(b) ***Minimum letter size shall be 0.10 inches in height for hand lettering and 0.08 for mechanically printed lettering. Letter spacing should be no less than 1/4 of the letter height used. Cursive writing and shadow block lettering shall not be used.***

(d) Self-adhesive or added on labels and certificates shall not be used.



(e) ***Shading, screening or gray scale of any information shall not be greater than 20 percent.***

(f) ***Color shading shall not be used.***

SEC. 81.715. MONUMENTS.

(This is the Parcel Map Section and refers back to the Final Map Sections for similar and consistent changes)

SEC. 81.903. PROCEDURE FOR APPROVAL OF LOT LINE ADJUSTMENTS.

(e) ***If the lot line adjustment is approved the applicant shall prepare a deed that reflects the lot line adjustment and submit the deed to the Director with the recording fee. When the Director approves the deed the Director shall transmit the deed to the County Recorder for filing.***

If you have any questions, please contact Terry Connors at (858) 694-3869.

Troy Bankston, Manager Civil Engineering Review
Landscape Ordinance Changes and plan reviews

As a follow-up to questions about landscape drawings at the August 5, 2010 DPW Professional Societies meeting, staff plans on having DPLU's Landscape Architect attend the North County Engineer meeting scheduled for October 28, 2010, to discuss ordinance changes and to be available for questions.

Expedited procedure for reviewing plan change modification requests for projects actively in construction:

During the last Professional Societies meeting, Industry noted there was a need to develop a plan change expediting procedure for projects in construction. There is an existing procedure to expedite the plan change review process for projects in construction. We plan on resurrecting the old procedure, updating and presenting the update at the next North County Engineer's meeting.

The basics of the current procedure require the Engineer of Work to submit a redline mark-up of the field change after discussing with the DPW inspector. The DPW inspector must agree, in writing, to the changes prior to submittal. DPW will review changes as expeditiously as possible. If found to meet County requirements including any necessary environmental review, DPW will sign the redline sheet. Once copies of the signed plan have been provided to the DPW Inspector, construction can commence. After the expedited review and approval, the Engineer of Work will immediately follow up with a formal plan change submittal and a copy of the signed redline version. We plan to discuss this further at the next North County Engineer's meeting.